



Town of Fort Myers Beach **Community Development Department**

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ROOF REPLACEMENTS FOR SITE-BUILT, SINGLE –FAMILY RESIDENTIAL STRUCTURES WITH A VALUE GREATER THAN \$300,000

If the structure was permitted prior to 1995 and the value of the building is greater than \$300,000,

Roof to wall connections will be required pursuant to section 708.8 unless:

1. The applicant provides a letter from a CGC, CBC, CRC, Building Inspector, Registered Architect or Engineer, stating that the connectors currently exist as required by section 708.8 of the Florida Building Code (Existing Building). This will be reviewed by Plan Review Staff.
2. The applicant provides an estimate for the work to install the connectors along with the contract for replacing the roof. If the value of installing the connectors is greater than 15 percent of the value of the roof, they would be exempt. This will be reviewed by Plan Review staff.
3. If neither of the above can be provided, the applicant will need to apply for a Residential (BLD) permit to do mitigation & the reroof will be a sub permit to the residential permit instead of a Roof (ROF) permit. The application will need to include engineer details of the connectors. This will be reviewed by Plan Review Staff.

See links below for additional information:

- [Florida Statutes](#), Sec. 553.844 – Windstorm loss mitigation; requirements for roofs and opening protection.
- [Florida Building Code](#), Sec. 708.8.1 – Roof-to-wall connections for site-built single family residential structures.